

ALVIN E. ROSE SUCCEEDS KEAN AS CHA EXECUTIVE DIRECTOR

Commissioners of the Chicago Housing Authority on August 14 unanimously chose Alvin E. Rose for the post of executive director of the CHA to fill a vacancy created by the resignation of Lieutenant General W. B. Kean. Rose, who has served as commissioner of the Chicago Welfare Department since 1946, will take over his new duties on September 1st.

In accepting the appointment Rose said: "I am aware of how big a job this is. I am not particularly concerned about its bigness, but I am concerned about measuring up to its tremendous possibilities. In losing General Kean, the City of Chicago and the Chicago Housing Authority lost a great leader. I shall hope to work toward the great goals he envisioned for the Authority. He left a big pair of shoes to be filled. I hope I can get my toes up near where his were."

A native Chicagoan and a graduate of the University of Illinois, Rose served as a lieutenant commander with naval intelligence in the South Pacific during World War II. From 1938 to 1942, he was executive director of the Governor's Commission on Unemployment and Relief. He was previously engaged in newspaper work and was at one time city editor of the Chicago Times. He is married and has two sons.

General Kean's resignation from the Authority's top administrative post was submitted to the CHA Board early in July. His reasons for leaving the Authority were purely personal, and immediately after his resignation became effective on July 31, he left Chicago to take up permanent residence in Clearwater, Florida.

Significant improvements in administration and operation of the CHA marked General Kean's regime. He took over the post of executive director on October 1, 1954, when he retired from the army. In the ensuing 34 months, the Authority completed construction on 3,350 new apartments for Chicago's low-income

(Continued on page 2)



BLOCK 5 ALL-STAR MIDGET BASEBALL TEAM AND MANAGERS

Headliners from the world of sports were present at Carver Park on July 27 when the Altgeld Gardens-Murray Homes community had a gala "Day of Baseball." Stars from the Chicago Cubs, Chicago Cardinals and the boxing profession were on hand to watch a double-header played by the Midget and the Junior All-Star Block teams.

Festivities were opened with a parade staged by Boy Scouts, Cub Scouts, Brownies, Drum Majorettes, and Miniature Clowns from the community. Some 4,000 persons crowded the park to watch the fun. The majority were parents of the children who participate in the community's program of competitive sports which began in May under sponsorship of Mayor Daley's Youth Foundation.

The big-turn out was particularly gratifying to Police Officer Arthur Kimber whose efforts are largely responsible for the success of the program. Kimber spends five or six of his off-duty hours every day working with the 700 youngsters, ranging in age from 8 to 18.

To the parents of the community's children, Kimber pointed out: "One of the greatest inspirations a boy can have is to be aware that his parents are interested in his activities."



CHA COMMISSIONERS WELCOME NEW DIRECTOR . . . Alvin E. Rose (center) was unanimously appointed for top administrative post left vacant by resignation of Lt. Gen. W. B. Kean. Left to right: Martin J. Dwyer, Charles R. Swibel, Rose, Joseph P. Sullivan and Theophilus M. Mann. Fifth member of Board, John R. Fugard, absent from the meeting, sent his congratulations to Rose.



LIEUTENANT GENERAL W. B. KEAN is presented with plaque containing copy of resolution passed by the CHA Board commending him for his outstanding leadership and service as Executive Director of the Chicago Housing Authority. Left to right: Chairman Joseph P. Sullivan, General Kean, Theophilus M. Mann and Charles R. Swibel. Absent from presentation ceremonies was veteran CHA Commissioner John R. Fugard who had introduced the resolution subsequently passed unanimously by the Board.

CHA EXECUTIVE DIRECTOR

(Continued from page 1)
families, and obtained allocations of new public housing from the Federal government totalling 6,838 new units. Streamlining of leasing operations reduced the CHA vacancy loss from 30.6 days per available apartment in June 1954, to 1.6 days in June of this year. This has meant not only financial gain to the Authority, but has resulted in a more rapid servicing of the thousands of families on CHA waiting lists.

One of the most important achievements of General Kean's tenure reached culmination on June 28, 1957, when the CHA and the Public Housing Administration signed a consolidated contract covering all of the city's federally-aided public housing. (See page 3).

The contract represents a major revision of Federal procedure with respect to use of reserve funds for public housing developments and will assure the availability of funds for major repairs and replacement programs. The new contract was formulated largely as a result of suggestions by General Kean.

When the Board formally accepted his resignation at its regular meeting on July 10, it unanimously adopted a resolution commending General Kean for the execution of his duties with "dedication and deep sense of responsibility to the people of Chicago."

LIFE IN PUBLIC HOUSING HIGHLIGHTED BY TV SHOW

Chicago's public housing projects and the people who live in them were starred in the first of a series of public affairs programs presented this summer by the Columbia Broadcasting System.

Noted news commentator, Fahey Flynn, and CBS cameramen took television viewers on visits to several CHA projects and interviewed the tenant families and their children.

Arguments for and against public housing were presented by well-known Chicagoans, city officials and members of the CHA staff.



MARKED FOR DEMOLITION . . . Frame cottages and dilapidated three-story flat buildings (pictured at left) are typical of the structures to be torn down on ten South Side sites where the CHA will build new public housing developments. The ten-acre tract at Lake Street and Damen Avenue (at right) contains vacant, rubble-strewn lots and dilapidated buildings. Demolition contracts totalling \$224,000 have been awarded.

CHA AWARDS TWO NEW DEMOLITION CONTRACTS

Contracts totalling \$224,000 have recently been awarded by CHA for razing existing structures on eleven sites approved for redevelopment with public housing. The Authority anticipates new building will begin on all of the properties by the spring of 1959.

Demolition work will proceed as the Authority acquires the properties and relocates present occupants of the buildings.

Lake and Damen Site

Eight Chicago contractors submitted bids in July for demolition on the ten-acre tract bounded by Lake Street, Damen and Oakley Avenues, and the alley north of Washington Boulevard. Contract was awarded to the Harlow Wensley Wrecking Company which submitted the low bid of \$89,000.

The property is adjacent to Government Henry Horner Homes and tentative plans call for construction of 628 apartments in 13-story and 4-story buildings.

South Side Demolition

Low bid for clearing ten South Side sites was submitted to the Authority in August by the Great Lakes Wrecking Company at a figure of \$135,800. Six other contractors participated in the bidding.

The ten sites comprise more than 100 acres, some vacant and some containing sub-standard structures. Rebuilding plans anticipated construction of 1,000 apartments in 3-, 4-, 7-, and 9-story buildings at 32nd and Prairie, 35th and Calumet, 37th and Calumet, 37th and Ellis, Lake Park at 38th, Oakenwald near 40th, 40th and Langley, 45th and Champlain, Pershing and South Park and 35th and Cottage Grove.



CHA FIRST IN NATION TO SIGN NEW CONSOLIDATED CONTRACT WITH PHA

A new consolidated contract with the federal government, which will permit pooling of reserve funds to safeguard the physical condition of Chicago's federally-aided public housing developments, was signed on June 28 by officials of the Public Housing Administration and the Chicago Housing Authority. William E. Bergeron, regional director of PHA, signed for the Federal government, and Chairman Joseph P. Sullivan and Executive Director W. B. Kean acted for CHA.

The new contract, which supersedes previous contracts between the Authority and PHA, was formulated as a result of suggestions by Lieutenant General W. B. Kean in his effort to find a solution to the problem of financing urgently needed repairs and replacements on some of the city's oldest projects. It is the first contract of its kind to be signed in the nation, and it is expected to serve as a model for other large cities, many of whom face similar problems of diminishing reserves on aging public housing developments.

Largest Contract to Date

The 25,679 units of federally-aided public housing built, under construction, and planned for Chicago will eventually represent development costs of about \$300,000,000. Under the terms of the new contract, annual contributions from the Federal government will be available up to a maximum of about \$3,500,000 to cover the interest and principal due on outstanding bonds when all of these units are completed. According to PHA officials, the document is the largest single contract entered into between PHA and a local housing authority to date.

The six separate contracts which heretofore covered all of Chicago's federally-aided public housing carried separate reserve funds. This meant that money available for major repair of projects under one contract could not be used for a project covered by a different contract, even though that reserve fund was depleted and the need for repairs and replacement of equipment were urgent.

The consolidated contract permits the pooling of net income and reserves for all of Chicago's federally-aided housing developments so that the newer projects, where only minor maintenance costs are incurred, can help carry the costs at older projects. In this way, the city's public housing can be kept in good physical condition and remain a credit to

the neighborhoods where they are located.

Gains to Local Government

Local government bodies also obtain benefits from the new contract, which provides that after all indebtedness on a project is paid off, residual proceeds shall be shared by the Federal government and the local government in proportion to their contributions. Previously, this sharing in residual proceeds by the local government was applicable only to those developments placed under Federal contract after August, 1954.

CHA Acquires Three Projects

With the signing of the new contract, the CHA also took title to the three first housing developments built in Chicago by the Public Works Administration in 1937. These three projects, Jane Addams Houses at Loomis and Roosevelt Road, Trumbull Park Homes at 105th Street and Yates Avenue, and Julia C. Lathrop Homes at Diversey and Clybourn Avenue, contain a total of 2,373 apartments in rowhouses and walk-up apartment buildings. The CHA has been operating the properties for the Federal government under lease agreements since the buildings were first occupied.

All three of these housing developments require major repairs and replacement of equipment. Under the terms of the new contract, a development loan in the sum of \$1,116,470 was made available to the Authority to finance this rehabilitation of the properties.

TWO NEW COMMUNITY BUILDINGS OPEN AT CHA HOUSING PROJECTS

Lower North Center, famed Near North Side settlement house, and the Horner Branch of the Chicago Boys Clubs moved into new quarters this summer.

Dedication of the new building at 1000 North Sedgwick Street, on the site of Frances Cabrini Homes Extension, took place on June 8, with Mayor Richard J. Daley and other civic leaders on hand to take part in the celebration.

Mark Battle, the Center's executive director, said the new building is the answer to a dream. He estimates about 1,500 persons can be accommodated at one time in the building's work shops, library, community rooms, lounges, nurseries, kitchens and gymnasium.

June also saw the opening of the new community building at Governor Henry Horner Homes on the Near West Side, where the Horner Branch of the Chicago Boys Clubs is now making its headquarters. The Boys Club has been working in the neighborhood ever since construction of the apartment buildings started, using whatever space was available. Plans are now under way for an extension of the Club's facilities.

The Horner community building is so designed that a wing can be added in the future when the new public housing development across the street is constructed.

Both the Boys Club and Lower North Center lease the new building from CHA at \$1 a year. This is in line with the Authority's policy of making space available to Community Fund-sponsored agencies willing to conduct constructive programs for CHA tenants and their neighbors.



CONSOLIDATED CONTRACT providing for Federal assistance in meeting debt service on public housing properties valued at approximately \$300,000,000 was signed on June 28, 1957, by officials of the Chicago Housing Authority and the Public Housing Administration. Left to right: William E. Bergeron, Regional Director of PHA; Lieutenant General W. B. Kean, Executive Director, and Joseph P. Sullivan, Chairman, of CHA.

PRELIMINARY PLANNING WORK BEGUN ON NEW SITES FOR PUBLIC HOUSING

Planning staff of the Chicago Housing Authority is currently gathering data on new sites throughout Chicago to accommodate an additional 8,000 new units of public housing.

All of the sites under study are suitable for public housing and, it is believed, will meet the criteria established by the Federal government and the city agencies concerned.

To finance the research and preliminary planning work, the Authority has obtained approval from the State Housing Board to utilize \$100,000 of State funds on deposit with the CHA. All of these monies will be repaid when the Authority enters into formal contracts with the Public Housing Administration for building the new units.

8,000 Units Reserved

While the Authority has not yet submitted formal application for the city's share of the 70,000 units of new public housing authorized for the nation under the Housing Act of 1956, the PHA has made an informal reservation for Chicago of 8,000 new dwellings.

In December, 1956, CHA asked the PHA to reserve 3,800 units for the city. This figure was based on the difference between the 17,200 dwellings contracted for under the Housing Act of 1949 and the 21,000 reserved for Chicago when that Act was passed.

Later information indicated that Chicago's real need was closer to 8,000 units, and in April, 1957, the reservation was so revised. This estimate was based on population changes, number of substandard and dilapidated dwellings in the city, the need for relocating families from municipal improvement areas, reduction in the general housing

supply by loss through fire and otherwise, and the number of families now on CHA waiting lists as well as the addition to the lists of approximately 650 new families each month.

Await Survey Findings

The Authority has purposely delayed making formal application for a specific number of new dwellings for Chicago pending completion of a survey ordered last fall by CHA from the

Bureau of the Census and the Chicago Community Inventory. This study which is being financed by a number of city agencies, will present a comprehensive picture of Chicago's housing supply and needs. Results are expected to be available this fall.

The findings of this survey should provide a reliable guide in determining how much additional public housing is needed in Chicago. CHA has until June 31, 1958 to apply for its share of the 35,000 units in the national allocation and until June 30, 1959, to apply for its portion of the remaining 35,000.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS

June 30, 1957

COMPLETED

(30 DEVELOPMENTS—15,410 DWELLINGS)

1. Jane Addams Houses	(F)	992
2. Julia C. Lathrop Homes	(F)	925
3. Trumbull Park Homes	(F)	454
4. Ida B. Wells Homes	(F)	1,658
5. Frances Cabrini Homes	(F)	586
6. Robert H. Brooks Homes	(F)	834
7. Bridgeport Homes	(F)	141
8. Lawndale Gardens	(F)	128
9. Altgeld Gardens	(F)	1,500
10. Wentworth Gardens	(F)	422
11. Dearborn Homes	(F)	800
12. Maplewood Courts	(C-S)	132
13. Harrison Courts	(C-S)	126
14. Leclaire Courts	(C-S)	316
15. Racine Courts	(C-S)	120
16. Ogden Courts	(C-S)	136
17. Prairie Ave. Cts.-I-II-III	(C-S)	318
18. Archer Courts	(C-S)	148
19. Loomis Courts	(C-S)	126
20. Phillip Murray Homes	(F)	500
21. Victor A. Olander Homes	(F)	150
22. Leclaire Courts Ert.	(F)	300
23. Grace Abbott Homes	(F)	1,218
24. Ida B. Wells Extension	(F)	650
25. Harold L. Ickes Homes	(F)	803
26. Gov. Frank O. Lowden Homes	(F)	128
27. Gov. H. Horner Homes	(F)	920
28. Cabrini Extension-1	(F)	597
30. Stateway Gardens-I	(F)	132

UNDER CONSTRUCTION

(3 DEVELOPMENTS—3,039 DWELLINGS)

28. Cabrini Extension-I-II	(F)	1,324
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30. Stateway Gardens-I-II (F) 1,5

31. Prairie Ave. Cts. Ext. (F) 2

IN DESIGN AND LAND PURCHASE STAGES

(28 DEVELOPMENT—8,680 DWELLINGS)

17. Prairie Ave. Cts.-IV	(C-S)	
32. Rockwell Gardens	(F)	8
33. Division-Ogden	(F)	8
34. Roosevelt-Blue Island	(F)	3
35. Site to be selected	(F)	9
36. 32nd & Prairie	(F)	1
37. 35th & Calumet	(F)	
38. 37th & Calumet	(F)	
39. 37th & Ellis	(F)	
40. Lake Park	(F)	
41. Oakenwald School Area	(F)	
42. 40th & Langley	(F)	
43. 45th & Champlain	(F)	2
44. Pershing & South Park	(F)	1
45. 35th & Cottage Grove	(F)	1
46. 50th & Cottage Grove	(F)	
47. 62nd & Blackstone	(F)	
48. 51st & Calumet	(F)	
49. 57th & Wabash	(F)	
50. 63rd & Calumet	(F)	1
51. 63rd & Indiana	(F)	
52. 63rd & Wabash	(F)	1
53. 57th & Normal	(F)	
54. Lake & Damen	(F)	6
55. Monroe & Campbell	(F)	1
56. 38th & Cottage Grove	(F)	3
57. 44th & Cottage Grove	(F)	1
58. 40th & State	(F)	2,6

(F) Financed with federal funds; (C-S) with city and state funds.

CHICAGO HOUSING AUTHORITY

608 South Dearborn Street

Chicago 5, Illinois

COMMISSIONERS

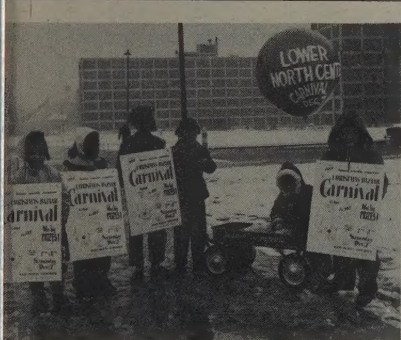
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LOWER NORTH CENTER PLANS CHRISTMAS BAZAAR & CARNIVAL

This year's early snowfall gave just the right atmosphere for the parade of little folk at Frances Cabrini Homes who donned sandwich boards to advertise Lower North Center's Christmas bazaar and carnival scheduled for Saturday, December 7th.

About 4,000 children and adults from the CHA project and the surrounding neighborhood are expected to be on hand for the gala holiday party in the community building at 4000 North Sedgwick Street. The affair is being sponsored by the Center's Women's Auxiliary.

Activities have been arranged to interest all the friends of Santa Claus, young and old, for this, the biggest event of the year planned by the center.

Santa, himself, will be there to take orders from the little tots. Teen-agers of the community will stage a show, and for the fanciers of Punch and Judy, there will be a puppet theatre. Those who like games can try their skills at basketball free-throw or arts contests.

Mark Battle, Lower North Center's popular and able director, promises that there will be plenty of bargains or Christmas shoppers. Toys, Christmas wrappings and novelties will be on sale, many of them hand-made.

NEW SITE EXTENDS STATE STREET REBUILDING TO FOUR-MILE STRETCH

Action by the City Council on November 7th approving a new South Side site for public housing means complete renovation of the heart of a Chicago area once described by famed social worker, Edith Abbott, as "the worst contiguous slum in the nation."

The newly approved site is part of the strip of land between State Street and the New York Central railroad tracks which the Chicago Housing Authority began rebuilding in 1948.

Addition of the new site, which runs from 51st Street to the alley north of Garfield Boulevard, assures renewal of four miles of property fronting on State Street from 22nd to 55th Street.

Investments by the Chicago Housing Authority alone will represent about \$100,000,000. In addition, the Illinois Institute of Technology has already reclaimed the area from 30th to 35th Street. There will be new schools and new shopping centers.

By working cooperatively with the Chicago Park District, the Board of Education, the Chicago Land Clearance

Commission, and other public and private city agencies, the Chicago Housing Authority is attempting to develop a solid residential community in the strip.

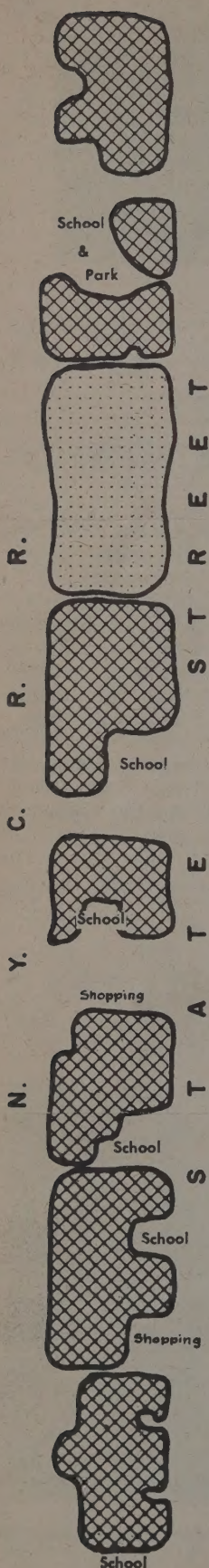
This is a far cry from the rubble-strewn vacant lots, flop-houses, tenements, lean-tos and hovels that once greeted visitors to Chicago from the east windows of the New York Central trains.

The seven public housing developments completed, under construction and planned for the strip will cover 159 acres and will mean standard homes in the neighborhood for about 6,900 families.

The rebuilding of so large an area will, of course, have a marked effect on the sections lying east and west of the strip. The Central South Side Commu- (continued on page 2)



STATEWAY GARDENS, newest CHA development in the strip between State Street and the New York Central railroad tracks. First building was opened to tenants in June, and all 1,644 apartments are expected to be occupied by the Spring of 1958.



CERMAK RD.

HAROLD L.
ICKES
HOMES

27TH ST.

DEARBORN
HOMES

30TH ST.

ILLINOIS
INSTITUTE
OF
TECHNOLOGY

35TH ST.

STATEWAY
GARDENS

PERSHING RD.

43RD ST.

47TH ST.

51ST ST.

GARFIELD BLVD.

REBUILDING STATE STREET

(continued from page 1)

ity Council is an active organization working in the area east of the strip. "Repair, paint up, clean up" is the slogan of the day. Currently the Council is concentrating its efforts on implementing the city's new housing code in an effort to improve living conditions for occupants of the area's old buildings.

West of the strip, the Between the Tracks Council is another community organization interested in neighborhood improvement. With construction on the South Expressway imminent, this group is concerned chiefly with the problems families living in the path of the new highway will face in finding new homes. Many will doubtless be admitted to public housing developments.

CHA Pioneer Work

The Chicago Housing Authority first began rebuilding the strip in 1948 when ground was broken for Dearborn Homes. The sixteen buildings in this \$9,500,000 development which runs from 27th to 30th Street brought 800 new apartments to the neighborhood.

Dearborn Homes was a pioneer project in more ways than location. It marked the beginning of a three-way coordination of effort by the Housing Authority, the Chicago Park District and the Board of Education.

After CHA bought the land for Dearborn Homes and cleared it of existing structures, portions of the site were sold to the Board of Education for the construction of Daniel Hale Williams School, and to the Park District for new park facilities. The school was designed for after-school Park District programs, and the playing fields of the park were made available for outdoor school activities.

Ickes Homes

In December, 1952, the Authority began building 803 new apartments on a 17 acre site running from 22nd to 25th Street. In addition to the sixteen residential buildings, the development includes a large community building which has been leased to Henry Booth House, famed Chicago settlement, for an activities program for the project residents and the people in the surrounding area.

This \$11,000,000 housing community was designed especially for families with many children, and apartments range in size from the one-bedroom to the five-bedroom type.

Stateway Gardens

By March, 1958, Stateway Gardens, the newest housing community in the

strip, will be completed. About 500 its 1,644 apartments have already been occupied. In addition to the \$22,000 investment by CHA, the Board of Education is now building Crisis Attucks Elementary School on the strip at a cost of about \$1,500,000.

Nearing completion is the community building which will be the headquarters for a Park District program. The office area in the center of the project site will also be supervised by the Park District, which is planning to construct a natural amphitheatre in the area which will serve for sledding in the winter and an outdoor theatre in the summer. The wall of the community building facing the amphitheatre will consist of a metal shutter, providing an indoor-outdoor stage.

New Sites

In 1956, the City Council approved three additional sites in the strip for public housing. These ran from 39th to 43rd Street, from 43rd to 47th Street and from 47th to 51st Street.

With the re-routing of the South Expressway, the Authority had to abandon a previously approved public housing site at 35th Street and Wentworth Avenue. In an attempt to find a substitute site for the 985 units under contract, the Authority recommended extension of the strip redevelopment and the 23-acre tract from 51st to 55th Street was approved early in November.

Redevelopment Plans

The four sites, which extend from 39th to 55th Streets, will accommodate about 3,500 apartments. These new homes will be contained in three-, four-, and fourteen-story buildings oriented on the strip to give plenty of room for playgrounds, tot lots, and garden areas.

To meet the need for housing for families with many children, a large portion of the apartments in these new buildings will be of the multi-bedroom type. A shortage of large units in existing CHA developments has meant a waiting period of as much as five years for many such families.

Recognizing that living in tall elevator buildings gives rise to problems for families with many children, the Authority's technical staff has been working on a new design which promises to lessen these difficulties.

In effect, the new design calls for conventional apartment house built on top of a two-story rowhouse structure. All units on the ground floor will be of the two-story type, with bedrooms and a bath on the second floor. The design permits a greater number of multi-bed

om units at ground level, and reduces
ffic in the elevators.

The same principle will apply to the
ur story buildings, except that these
uld be "double rowhouses." Dwellings
uld also be the two-story type, and
se on the second tier would be en-
ered on the third floor of the walk-up
ilding.

Schools, Park and Shopping

In anticipation of the expanded child
population of the neighborhood, the
ard of Education is planning to re-
ace its present Hartigan School, 41st
rd Federal Streets, with a new building
r which land is now being purchased.
olman School, 46th and Dearborn
eets, will be enlarged, and new schools
e being considered for 48th and State
eets and 54th and State Streets.

The Chicago Park District has un-
r consideration the construction of a
w park at 47th and State Streets.

In planning the new sites, the CHA
s omitted from its land acquisition
oposals four areas which should prove
tractive to private investors for shop-
ping areas. One is located in the area
nning from 39th to 40th Streets and
om State Street to the tracks. Another
tends from State to the tracks between
rd Street and 43rd Place. A third runs
om State to Dearborn Streets, between
th and 51st Streets. None of the Gar-
eld Boulevard frontage will be pur-
ased by the Housing Authority.

CHA has already held preliminary
scussions with the Chicago Land
earance Commission with a view to
iving these areas rebuilt with private
pital.

More Local Revenue

Since public housing is exempt by
w from real estate taxes, the question
aturally arises as to the effect so large
redevelopment project by CHA will
ive on local tax revenue.

While it is exempt from real estate
xes levied on the ad valorem basis,
agreement with the City of Chicago,
e CHA pays annually to the county
easurer ten per cent of all shelter rents
llected.

The year before the Authority pur-
ased Dearborn and Ickes Homes, pri-
te owners of these properties were
lled a total of \$34,600 in real estate
xes. In 1957, the CHA payment for
ese same two properties amounted to
2,998, or almost twice the amount of
e real estate tax bill.

There is every reason to believe that
similar comparison will result after
e Authority has completed rebuilding
e four sites now being planned.

DECEMBER BID OPENING SCHEDULED FOR NEW BUILDING AT ROCKWELL GARDENS

Invitations to bid on new construction
at Rockwell Gardens have been issued to
contractors by the Chicago Housing Au-
thority. The bids will be publicly opened
on December 3rd at 2 P.M. in the CHA
offices.

Rockwell Gardens is the CHA experi-
mental development at Van Buren Street
and Western Avenue, where new public
housing is being combined with an over-
all conservation program for sound
buildings in an attempt to revitalize an
old Chicago neighborhood.

The New Buildings

Specifications call for the building of
855 apartments in two 10-story and four
13-story elevator buildings, a central
heating plant, a management-mainte-
nance building, and a community house.

Exteriors of the apartment buildings
will be red shale brick, and the com-
munity building will feature two tones
of gray face brick. Reinforced concrete
construction with diaphragm walls be-
tween apartments will afford not only a
high degree of sound-proofing, but an
extremely stable building at no increase
in cost over ordinary methods.

New Building Sites

The new buildings will be erected in
the areas of the 15-acre site which were
marked by CHA as too seriously blighted
for rehabilitation.

The two 10-story buildings will stand
at the south west corner of Monroe and
Campbell, and at the north west corner
of Van Buren and Western.

The four 13-story buildings will rise
at the north west corner of Van Buren
and Campbell, the south west corner
of Western and Adams, the north east
corner of Wilcox and Rockwell, and

the south west corner of Adams and
Campbell.

Designed for Large Families

Only 48 of the apartments will be of
the one-bedroom type. There will be
two bedrooms in 364 of the new units
and three bedrooms in 419. To accom-
modate very large families, there will be
24 units with four bedrooms.

Abutting the apartment building at
Adams and Campbell will be the manage-
ment-maintenance building and the
heating plant from which heat for all
of the new buildings will be distributed.

Community Building

On the west side of Western Avenue,
about mid-way between Wilcox and
Adams, a large community building will
be erected. The Chicago Park District
has expressed an interest in leasing the
building to provide an activities pro-
gram for the neighborhood.

Schools and Shopping

The Board of Education is consider-
ing acquiring the half-block of land on
the north side of Wilcox, opposite Grant
School for expansion purposes.

With the prospect of the renovated
neighborhood, store owners have indi-
cated an interest in improving shopping
facilities. Some are currently conferring
with the Chicago Land Clearance Com-
mission for assistance in developing a
modern shopping center.

Rehabilitation Program

About 100 of the older buildings will
be left standing. This will keep about
250 standard living units in the area in
old buildings.

CHA has purchased seven buildings
which will be reconditioned and will
yield about 20 large apartments.



DEARBORN HOMES, 27th and State Street, first public housing project to be built by CHA in State Street
strip, and Harold L. Ickes Homes, 22nd and State Street, completed in 1955.

HOUSING FOR ELDERLY PLANS APPROVED BY CITY AND STATE

Two major hurdles were cleared by the Chicago Housing Authority in November when both the City Council and the State Housing Board approved the Authority's plans for a new housing development for senior citizens.

On November 7th, the City Council accepted an agreement with the CHA which guarantees the county tax purse a minimum of ten per cent of all shelter rents collected in the project. A further payment of all surplus income after reserves and up to full taxes is provided for in the agreement.

The State Housing Board met on November 15th and approval by that group makes it possible for the Authority to proceed with the project.

North Side Site

The new project will be built on the east side of Leavitt Street about half a block south of Diversey Parkway. The one-acre tract is owned by the Federal government and was once a part of Julia C. Lathrop Homes. The Authority will receive a deed to the property in return for a payment of \$23,500.

The site was chosen after study of all areas in Chicago which would meet special requirements. Proximity to shopping, local transportation, and medical facilities were important factors. Other considerations were vacant land, to preclude the need for clearance and relocation, and an area containing a large proportion of elderly people.

Tentative Plans

Plans are being drawn by Loewenberg and Loewenberg. Assignment was

given to this firm because of the national reputation of its partners in the field of special design to meet the housing needs of elderly people.

The building will be an eight-story structure containing 92 dwelling units. Some of the special features to be incorporated are doorways three feet wide to facilitate passage of wheel chairs. One

elevator will be large enough to accommodate ambulatory cots. Ovens will be built at waist height to eliminate stooping. Hand rails will be built into bedrooms and floors will be covered with non skid materials.

Recreational space, a health clinic and a workshop will be provided for on the roof and on the ground floor.

The Authority estimates that the project will cost about \$1,200,000. Because of unforeseen difficulties, construction probably begin in the Spring of 1957.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS

September 30, 1957

COMPLETED

(30 DEVELOPMENTS—16,368 DWELLINGS)

1. Jane Addams Houses	(F)	992
2. Julia C. Lathrop Homes	(F)	925
3. Trumbull Park Homes	(F)	454
4. Ida B. Wells Homes	(F)	1,658
5. Frances Cabrini Homes	(F)	586
6. Robert H. Brooks Homes	(F)	834
7. Bridgeport Homes	(F)	141
8. Lawndale Gardens	(F)	128
9. Altgeld Gardens	(F)	1,500
10. Wentworth Gardens	(F)	422
11. Dearborn Homes	(F)	800
12. Maplewood Courts	(C-S)	132
13. Harrison Courts	(C-S)	126
14. Leclaire Courts	(C-S)	316
15. Racine Courts	(C-S)	120
16. Ogden Courts	(C-S)	136
17. Prairie Ave. Cts.-I-II-III	(C-S)	318
18. Archer Courts	(C-S)	148
19. Loomis Courts	(C-S)	126
20. Phillip Murray Homes	(F)	500
21. Victor A. Olander Homes	(F)	150
22. Leclaire Courts Ert.	(F)	300
23. Grace Abbott Homes	(F)	1,218
24. Ida B. Wells Extension	(F)	650
25. Harold L. Ickes Homes	(F)	803
26. Gov. Frank O. Lowden Homes	(F)	128
27. Gov. H. Horner Homes	(F)	920
28. Cabrini Extension-1-11	(F)	1,193
29. Olander Homes Ext.	(F)	150
30. Stateway Gardens-1-11	(F)	494

UNDER CONSTRUCTION

(4 DEVELOPMENTS—2,089 DWELLINGS)

17. Prairie Ave. Cts.-IV	(C-S)	8
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28. Cabrini Extension-1-II	(F)
30. Stateway Gardens-1-II	(F)
31. Prairie Ave. Cts. Ext.	(F)

IN DESIGN AND LAND PURCHASE STAGES

(27 DEVELOPMENTS—8,652 DWELLINGS)

32. Rockwell Gardens	(F)
33. Division & Ogden	(F)
34. Roosevelt & Blue Island	(F)
35. 32nd & Prairie	(F)
36. 35th & Calumet	(F)
37. 37th & Calumet	(F)
38. 37th & Ellis	(F)
39. Lake Park	(F)
40. Oakenwald School Area	(F)
41. 40th & Langley	(F)
42. 45th & Champlain	(F)
43. Pershing & South Park	(F)
44. 35th & Cottage Grove	(F)
45. 50th & Cottage Grove	(F)
46. 62nd & Blackstone	(F)
47. 51st & Calumet	(F)
48. 57th & Wabash	(F)
49. 63rd & Calumet	(F)
50. 63rd & Indiana	(F)
51. 63rd & Wabash	(F)
52. 57th & Normal	(F)
53. Lake & Damen	(F)
54. Monroe & Campbell	(F)
55. 38th & Cottage Grove	(F)
56. 44th & Cottage Grove	(F)
57. 40th & State	(F)
58. 51st & State	(F)

(F) Financed with borrowed funds with repayment guaranteed by Federal government; (C) with city and state funds.

CHICAGO HOUSING AUTHORITY

608 South Dearborn Street

Chicago 5, Illinois

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THE FOLLOWING ISSUES ARE NOT
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SERIALS DEPT.

